



AGENDA & DISCUSSION OUTLINE

FIRST ADVISORY GROUP WORKING SESSION

HULL HOUSING PRODUCTION PLAN (HPP) 2021-2026

Wednesday, August 18, 2021 – 4pm to 6pm – Virtual Meeting via Zoom: [Zoom Link Here](#)

Register in advance for this meeting – This is to avoid Zoom-bombing –

After registering, you will receive a confirmation email containing information about joining the meeting.

INTRODUCTIONS & OVERVIEW

- introductions
- purpose of housing production plan
- Town's current SHI status
- AG role & commitment
- brief existing conditions & demographics
- process timeline
- first needs & goals discussion exercise

PURPOSE & BACKGROUND INFORMATION

WHAT IS AN HPP?

- HPPs afford local communities an opportunity to: **(a)** gather community-based input; **(b)** formulate a proactive plan to indicate where to locally accommodate housing for the needs of its residents; and **(c)** meet State requirements for each community in the Commonwealth to simultaneously help address regional needs
- Four main components:
 - Housing needs assessment
 - Goals/objectives identification
 - Constraints/opportunities analysis
 - Implementation strategies

WHAT CAN IT DO for Hull?

- Guide preservation & creation – market-rate and income-restricted – (aka affordable / workforce)
- Help Town meet or maintain – State-mandated annual affordable housing targets –
for Town control over Ch. 40B proposals
- Influence type, amount, and location of affordable housing
 - DHCD requires location specificity to approve Town HPP
 - not limited to vacant land – encourage voluntary redevelopment – through zoning incentives
- Increase affordable housing opportunities and options in Hull, and
 - meeting the State minimum 10% requirement may not fully address the needs for all cost-burdened households in Town
- Provide housing options for all

CURRENT SUBSIDIZED HOUSING INVENTORY (SHI) STATUS – TOWN OF HULL

- 1.67% – 83 SHI units – 4,964 Census 2010 year round housing units
- US Census 2020 data and new Census year round housing units – not available yet –
will affect the denominator for the SHI calculation
- distinction between – meeting State minimum 10% requirement – versus – addressing need and demand

WHY AFFORDABLE/WORKFORCE housing options?

- Provide housing options for all – residents, newcomers, young adults and families, and seniors
- For all life phases, unforeseen circumstances, and changes in personal mobility or the economy
- Measured by 3 primary statistics: Median household income – Median cost – Maximum monthly household costs to accommodate other needs



AG ROLE & COMMITMENT

- Review content from MAPC consultants for feedback via email and during advisory group working sessions.
- Brainstorm and develop housing goals, strategies, and policies –
 - through group exercises to help advance ideas for eventual HPP plan content at the conclusion of each meeting.
- Identify on a map, 3 to 5 preliminary sites and/or sub-areas –
 - for the eventual potential physical construction, in-fill redevelopment and/or retrofitting of income-restricted (affordable/workforce) and/or market-rate housing opportunities –
 - this includes areas for potential subsequent rezoning to allow said residential uses/typologies/densities.
- Attend and participate in 3 virtual advisory group meeting (working sessions), and the 2 virtual public forums.
- Facilitate conversations during public forums with support from MAPC staff.
- Spread the word to friends, neighbors and community members about said HPP process and encourage attendance at the two (2) virtual public HPP workshop forums.

BRIEF EXISTING CONDITIONS & DEMOGRAPHICS

- Population Decreasing 10,293 in 2010 to 10,072 in 2020
 Projected Decreases to 9,523 in 2030
- Households Aging 36% – 60 or older in 2010 to 60% – 60 or older in 2030
 Shrinking 2.44 Avg. Size in 2000 to 1.96 in 2030
- Housing Costs Lower Rent vis-à-vis comparison communities \$1,308
 Rising Sales Prices 43% increase 2010-2019 – single-family – \$270K to \$385K
 23% increase 2010-2019 – condos – \$248K to \$304K
- Cost-Burdened 37% of all Hull households
 Point of Reference \$70,050 annual income limit – 1-person household
 \$90,950 annual income limit – 3-person household
 below qualifies for low-income affordable housing at 80% AMI
- Permitting Production Very low building production – vis-à-vis comparison communities, & since 1990 in general
- Hull SHI 1.67% versus State 10% minimum requirement

INITIAL HOUSING NEEDS & GOALS DISCUSSION

WHAT ARE THE KEY HOUSING ISSUES facing
Hull?

**WHAT DEVELOPMENTS HAVE BEEN
SUCCESSFUL?**
(including affordable housing) or programs

**WHERE ARE THE OPPORTUNITY AREAS OR
SITES?**

WHAT ARE THE BARRIERS & CONSTRAINTS
to residential development?

NEXT STEPS, & MEETING ADJOURNED

SECOND VIRTUAL ADVISORY GROUP WORKING MEETING – HULL HPP:
TUESDAY, OCTOBER 5, 2021 – 4pm to 6pm

- A second advisory group discussion on housing needs and goals paired together with a first attempt at reviewing a detailed map.
- This initial mapping exercise will start to identify somewhat specific sites/subareas to fulfill DHCD's HPP requirement for local communities to proactively identify locations for potential friendly Ch. 40B proposals (as well as other potential local housing proposals).
- Potentially develop a "best compelling message" for fellow residents on the importance of housing needs in general

FIRST VIRTUAL PUBLIC FORUM – HULL HPP:

THURSDAY, NOVEMBER 4, 2021 – 6:30pm – to 8:30pm

- Chris Dilorio and Town of Hull staff to create and post a simple public notice PDF flyer for this First Virtual Hull Housing Production Plan 2021-2026 on the Town webpage, Town calendar, and the Town's Facebook page.

ABOUT MAPC

The Metropolitan Area Planning Council (MAPC) is the regional planning agency for greater Boston and is assisting the Town of Hull as its consultant for the HPP process in gathering community input to create housing production goals, strategies and mapped locations to meet State DHCD requirements. MAPC functions like a public consultancy and technical assistance community planning resource for greater Boston's 101 communities, and is committed to smart growth and equity for all. MAPC strives to help local communities supplement their local community planning capacity, provide technical assistance and access to resources, performs inter-municipal analyses, and convenes neighboring communities to brainstorm possible solutions to issues that transcend municipal boundaries.

HULL HPP 2021-2026 ADVISORY GROUP

- Chris Dilorio
- Steven Greenberg
- Bartley Kelly
- Matt McGonagle
- Irwin Nesoff
- Donna Pursel
- Carl Ratzeff

MORE INFORMATION

- Chris Dilorio, Town of Hull, Director of Community Development & Planning at cdilorio@town.hull.ma.us
- Carlos Javier Montañez, MAPC Principal Planner at cmontanez@mapc.org

EXCERPT FROM MASS. DHCD SHI - 1.21.2021

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY								
Hull	DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
	1462	Nantascot Apartments	Central St., C & D Sts.	Rental	28	Perp	No	DHCD
	1463	McTigue Manor	Atlantic House Court	Rental	40	Perp	No	DHCD
	1468	Park Avenue SRO	24 Park Avenue	Rental	15	2027	No	DHCD
	4323	DDS Group Homes	Confidential	Rental	0	N/A	No	DDS
	Hull Totals				83	Census 2010 Year Round Housing Units		4,964
						Percent Subsidized		1.67%

1/12/2021

Hull

Page 306 of 738

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.



BRIEF DEMOGRAPHICS – CHARTS & TABLES

ABOUT THE DATA

- MAPC consults a variety of different, most-pertinent, and readily-available datasets from the US Census actual counts, the American Community Survey estimates, Mass. DHCD, the MAPC and Donahue Institute regional/metropolitan projections, CHAS, and other sources.
- Not all datasets are available for all topics and subtopics, some datasets have far-too-high margins of error to be reliable and useful, and the years for different datasets will not match up perfectly.
- As part of MAPC's contracted and budgeted scope of work, MAPC performed a one-time data collection, synthesis and analysis before the advisory group and public participation process.
- 2020 US Census was not available at the time of data collection, and even as the Hull HPP public process begins, the US Census Bureau is still slowly releasing datasets toward the end of 2021.
- The final HPP plan report will be published with the initial readily-available datasets that were collected in early/mid 2021.

EXCERPT FROM THE US CENSUS WEBSITE:

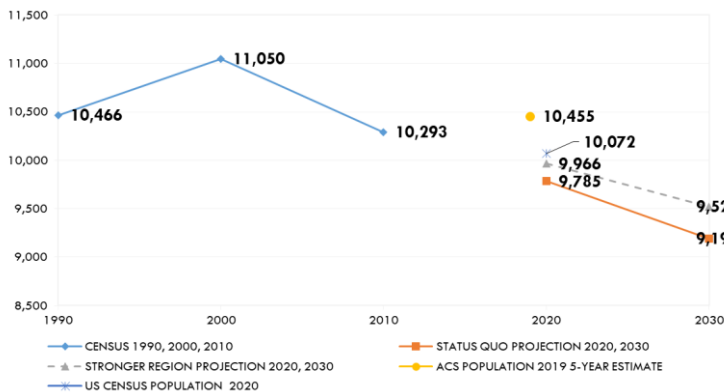
On August 12, we released the redistricting data to the states and the public. States may use these data in redrawing congressional, legislative, and local district boundaries. The Census Bureau will also deliver the final redistricting data toolkit to all states and the public by September 30. COVID-19-related delays and prioritizing the delivery of these apportionment results delayed our original plan.

More 2020 Census population results will be available later including statistics on age, sex, race and ethnicity, and details about the center of population. The results for the U.S. Island Areas will also be provided in a separate release at a later date.

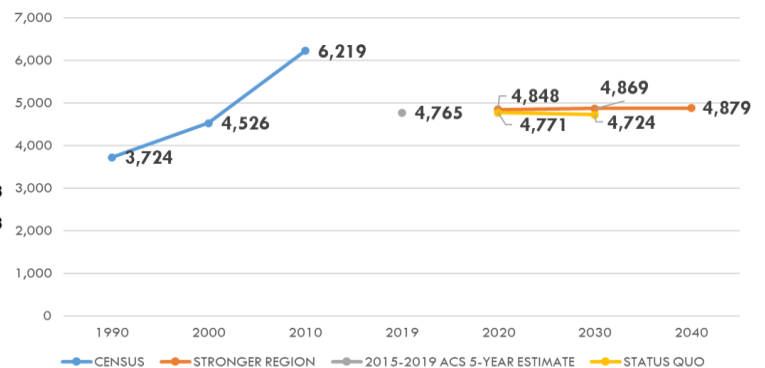
[RETURN TO 2020 CENSUS PAGE](#)

POPULATION & HOUSEHOLDS – DECREASING

HULL RECENT, ESTIMATED, & PROJECTED POPULATION, 1990-2030
SOURCE: US CENSUS, ACS 2015-2016 ESTIMATES, & MAPC POPULATION & HOUSEHOLD DEMAND PROJECTIONS



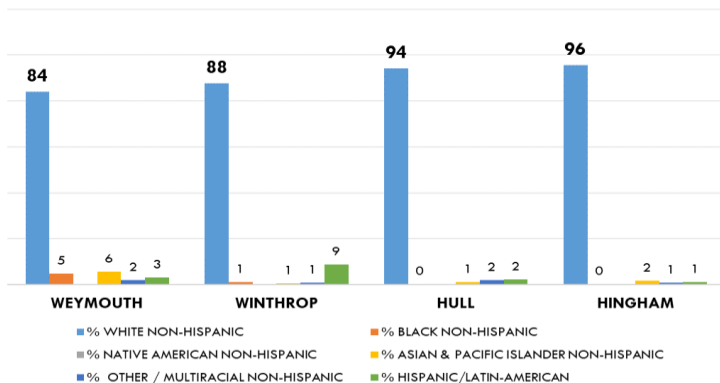
HULL RECENT & PROJECTED HOUSEHOLDS, 1990-2040
SOURCE: US CENSUS, ACS 2019 5-YEAR ESTIMATES, & MAPC POPULATION & HOUSEHOLD DEMAND PROJECTIONS



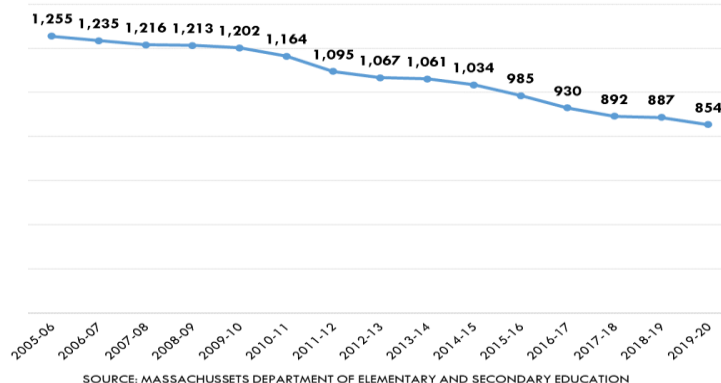
RACE & ETHNICITY- LESS DIVERSE

SCHOOL ENROLLMENT – DECREASING

RACE & ETHNICITY % - ESTIMATES 2018
SOURCE: AMERICAN COMMUNITY SURVEY 2014-2018 5-YEAR ESTIMATES

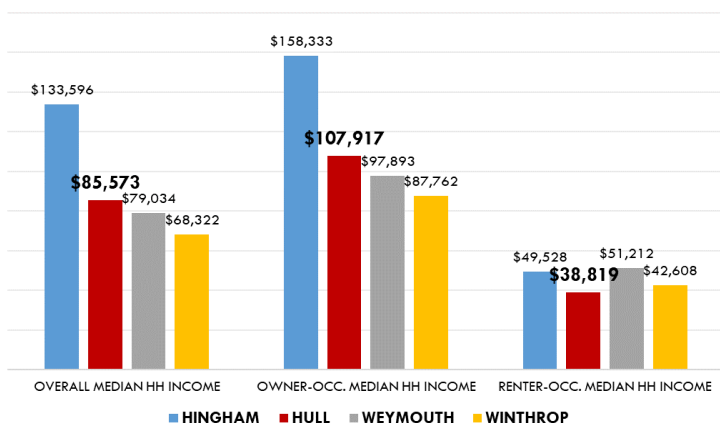


HULL PUBLIC SCHOOL DISTRICT STUDENT ENROLLMENT,
BY SCHOOL YEAR 2005/2006 — 2019/2020

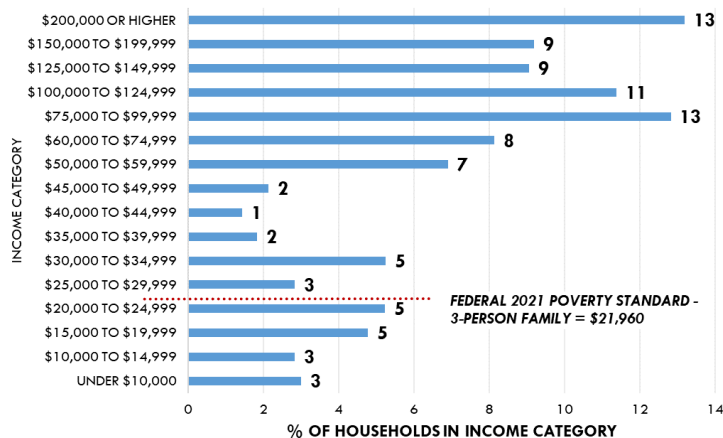


INCOME & EDUCATIONAL ATTAINMENT – 3RD HIGHEST INCOME COMPARISON COMMUNITIES – 16% HOUSEHOLDS AT/BELOW POVERTY LEVEL – 3RD HIGHEST EDUCATIONAL ATTAINMENT VIS-À-VIS COMPARISON COMMUNITIES

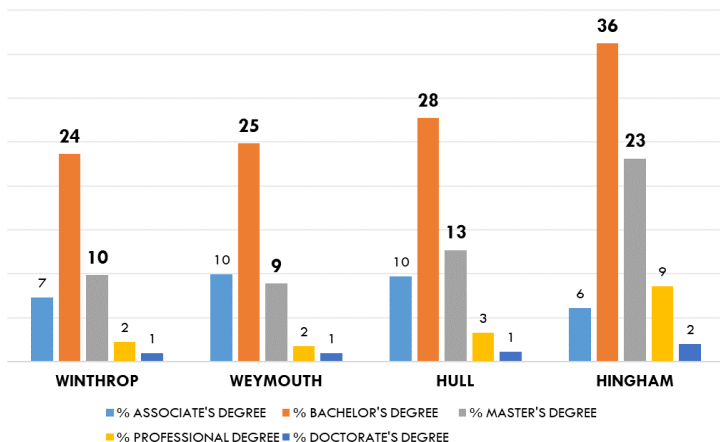
MEDIAN HOUSEHOLD INCOME
HULL & COMPARISON COMMUNITIES
SOURCE: ACS 2014-2018
MARGIN OF ERROR FOR HULL RENTERS UNRELIABLE AT 43%



% INCOME DISTRIBUTION - HULL
SOURCE: ACS 2014-2018 -
4,765 HULL HOUSEHOLDS ACS 2015-2019

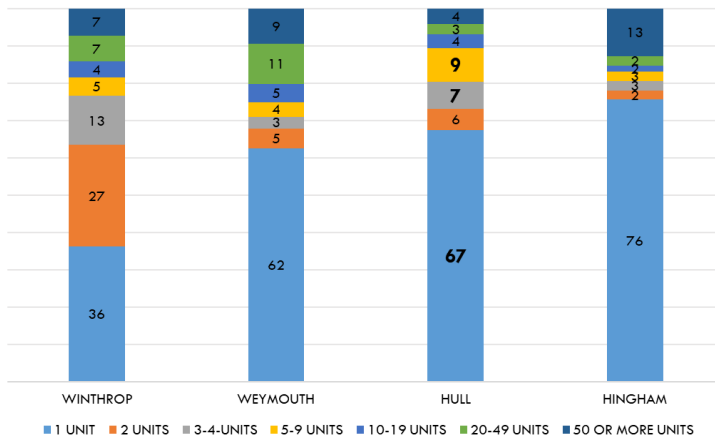


% EDUCATIONAL ATTAINMENT
HULL & COMPARISON COMMUNITIES
SOURCE: ACS 2014-2018

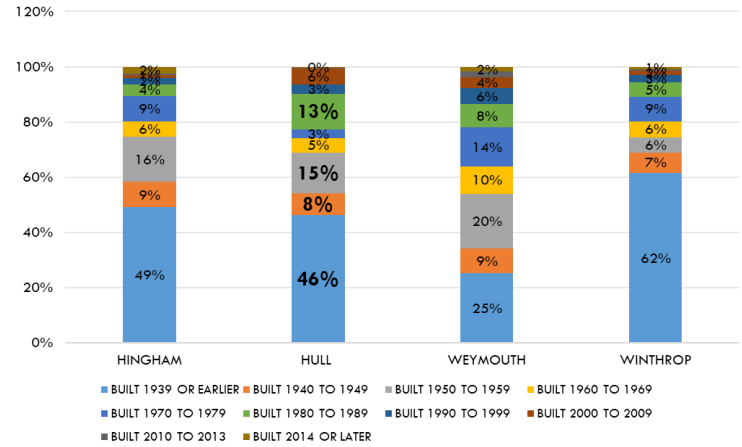


HOUSING UNITS & TENURE – 3RD HIGHEST PROPORTION OF SINGLE-FAMILY HOMES VIS-À-VIS COMPARISON COMMUNITIES – 69% HOUSING STOCK BUILT BEFORE 1960 – 9% BUILT BETWEEN 1990-2009 – 70% OWNERS V. 30% RENTERS

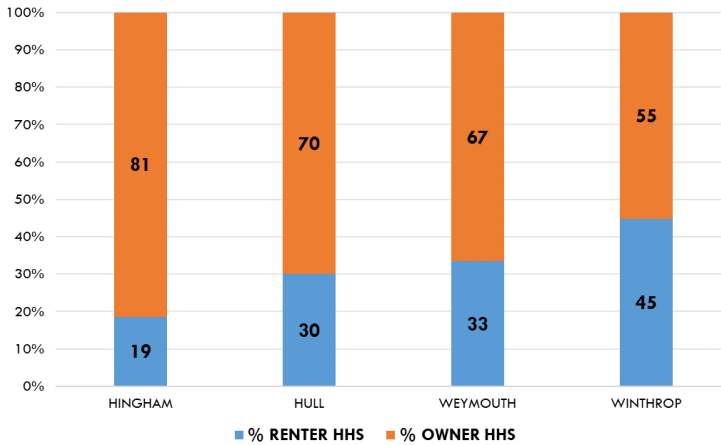
% HOUSING UNITS BY TYPE - HULL & COMPARISON COMMUNITIES
SOURCE: ACS 2014-2018



% HOUSING UNITS BY YEAR BUILT - HULL & COMPARISON COMMUNITIES
SOURCE: ACS 2015-2019

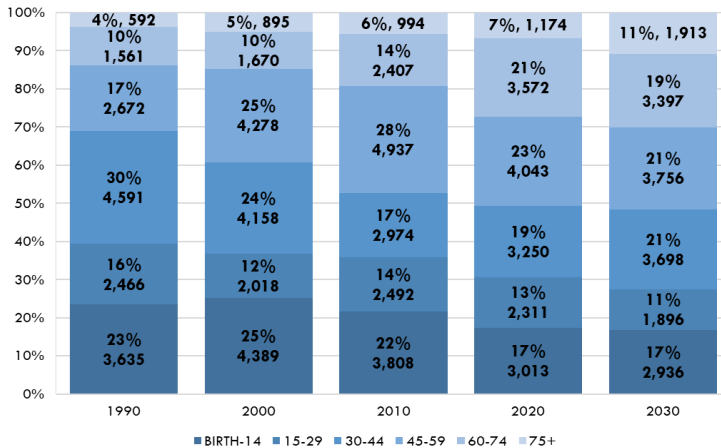


% HOUSING TENURE - RENTER V. OWNERS - HULL & COMPARISON COMMUNITIES -
SOURCE ACS 2014-2018

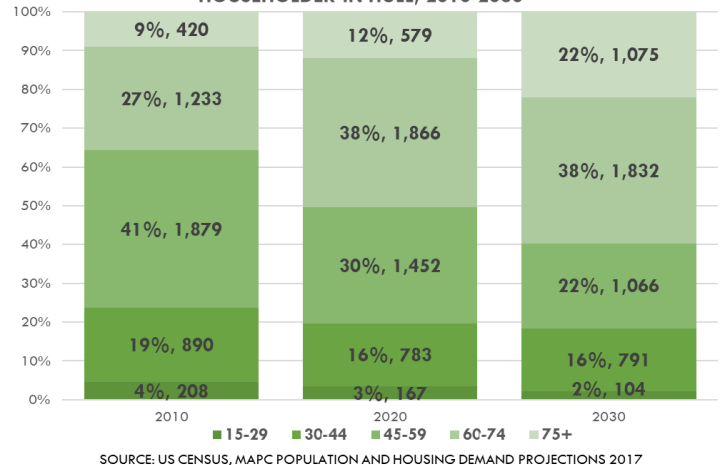


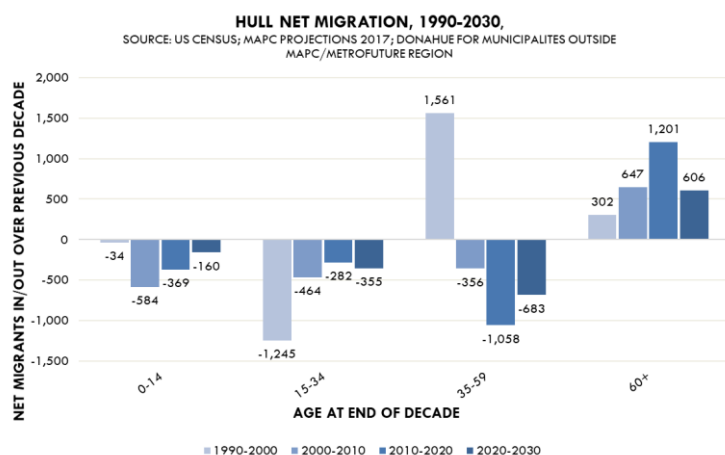
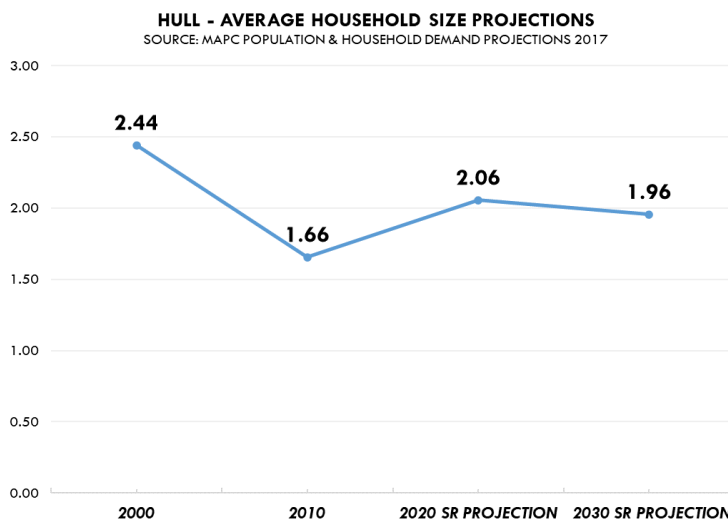
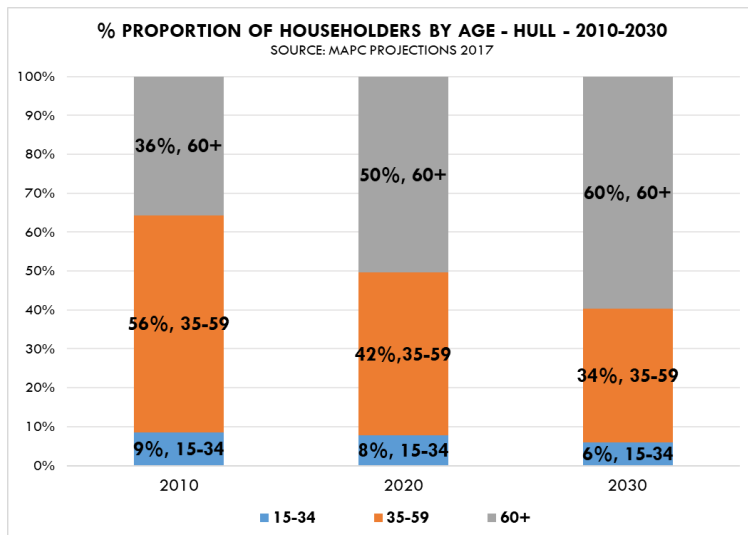
POPULATION & HOUSEHOLDS – AGING & SMALLER

HULL POPULATION CHANGE BY AGE, 1990-2030
SOURCES: US CENSUS; MAPC STRONGER REGION PROJECTIONS; DONAHUE FOR MUNICIPALITIES OUTSIDE MAPC REGION

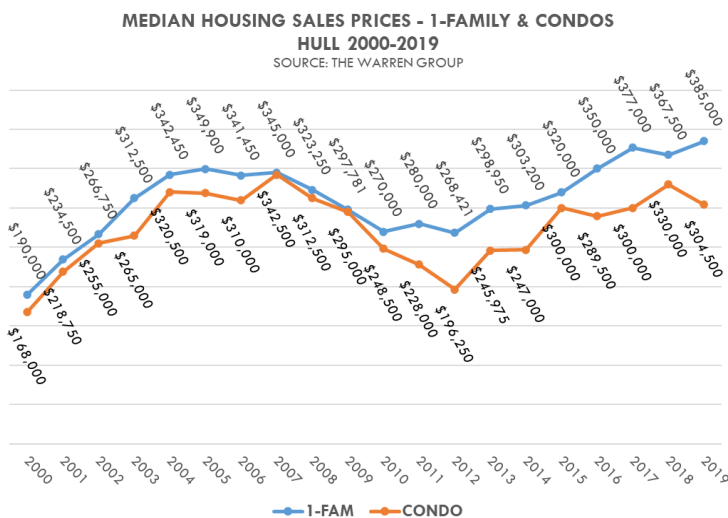
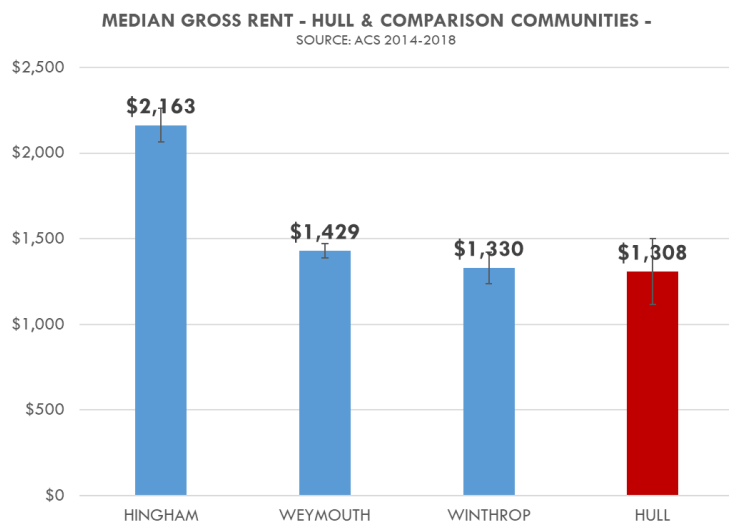


PROPORTION & NUMBER OF HOUSEHOLDS BY AGE OF HOUSEHOLDER IN HULL, 2010-2030

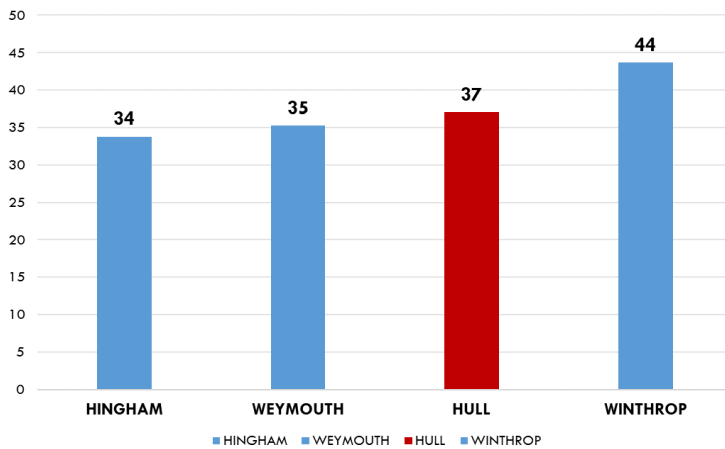




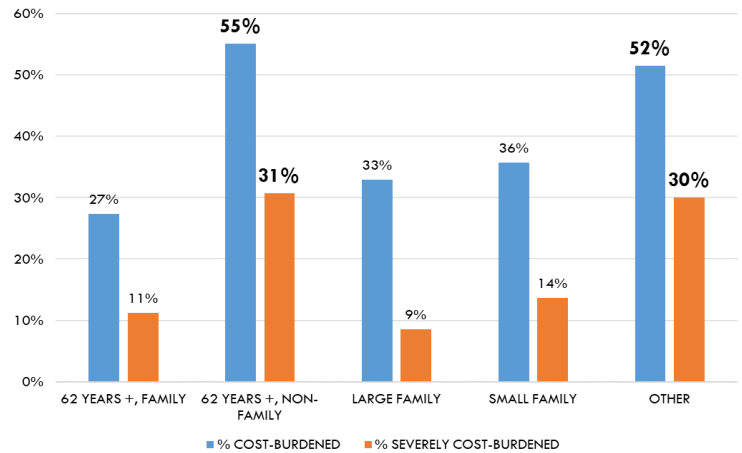
HOUSING COSTS – LOWER RENT VIS-À-VIS COMPARISON – RISING SALES PRICES – 37% HOUSEHOLDS ARE COST-BURDENED – HIGH & NOTEWORTHY COST-BURDENED HARDSHIP ACROSS A VARIETY OF HOUSEHOLD TYPES



**% OVERALL COST-BURDENED HOUSEHOLDS
HULL & COMPARISON COMMUNITIES**
SOURCE: ACS 2014-2018



COST-BURDENED HOUSEHOLDS - BY HOUSEHOLD TYPE - HULL
SOURCE: HUD: COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) BASED ON ACS - 2011-2015 - BEST READILY AVAILABLE MAPC DATABROWSER & LATEST HUD UPDATE



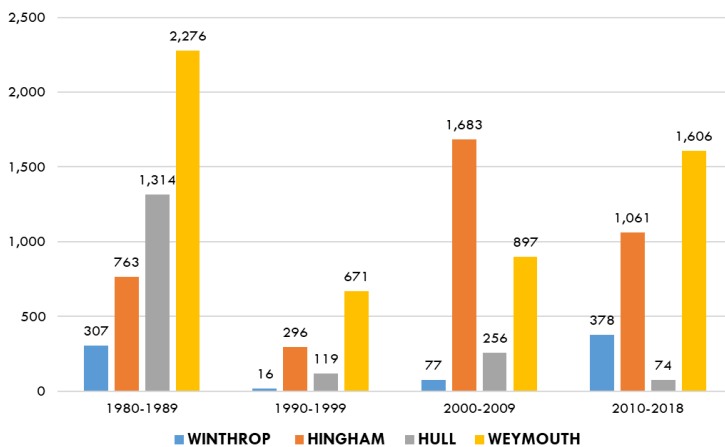
POINT OF REFERENCE – A 1-PERSON HOUSEHOLD QUALIFIES AS LOW INCOME (80% OF AMI) AT \$70,750 ANNUAL INCOME OR BELOW

FY2021 Affordable Housing Income Limits, Hull, MA - Area Median Income (AMI) - 100% 4-Person MFI is \$120,800			
FY2021 Income Limit Category	Extremely Low (30%) Income	Very Low (50%) Income	Low (80%) Income
1 Person	\$28,200	\$47,000	\$70,750
2 Person	\$32,200	\$53,700	\$80,850
3 Person	\$36,250	\$60,400	\$90,950
4 Person	\$40,250	\$67,100	\$101,050
5 Person	\$43,500	\$72,500	\$109,150
6 Person	\$46,700	\$77,850	\$117,250
7 Person	\$49,950	\$83,250	\$125,350
8 Person	\$53,150	\$88,600	\$133,400

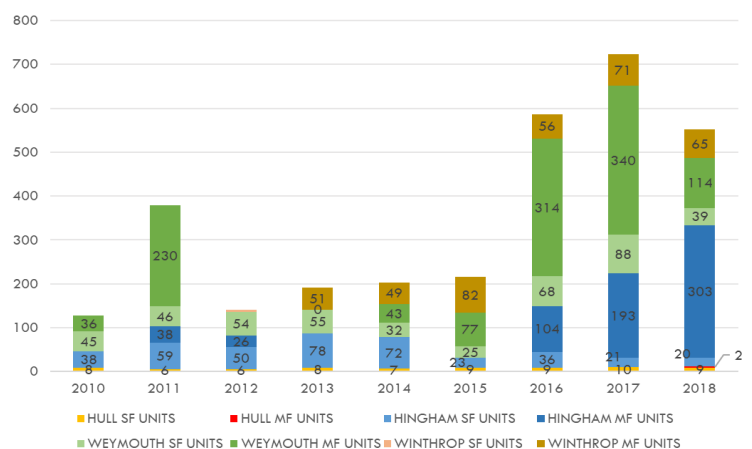
Source: FY2021 HUD - MassHousing - BOSTON-Cambridge-Quincy, MA-NH -

PERMITTING PRODUCTION – VERY LOW BUILDING PRODUCTION VIS-À-VIS COMPARISON COMMUNITIES & SINCE 1990

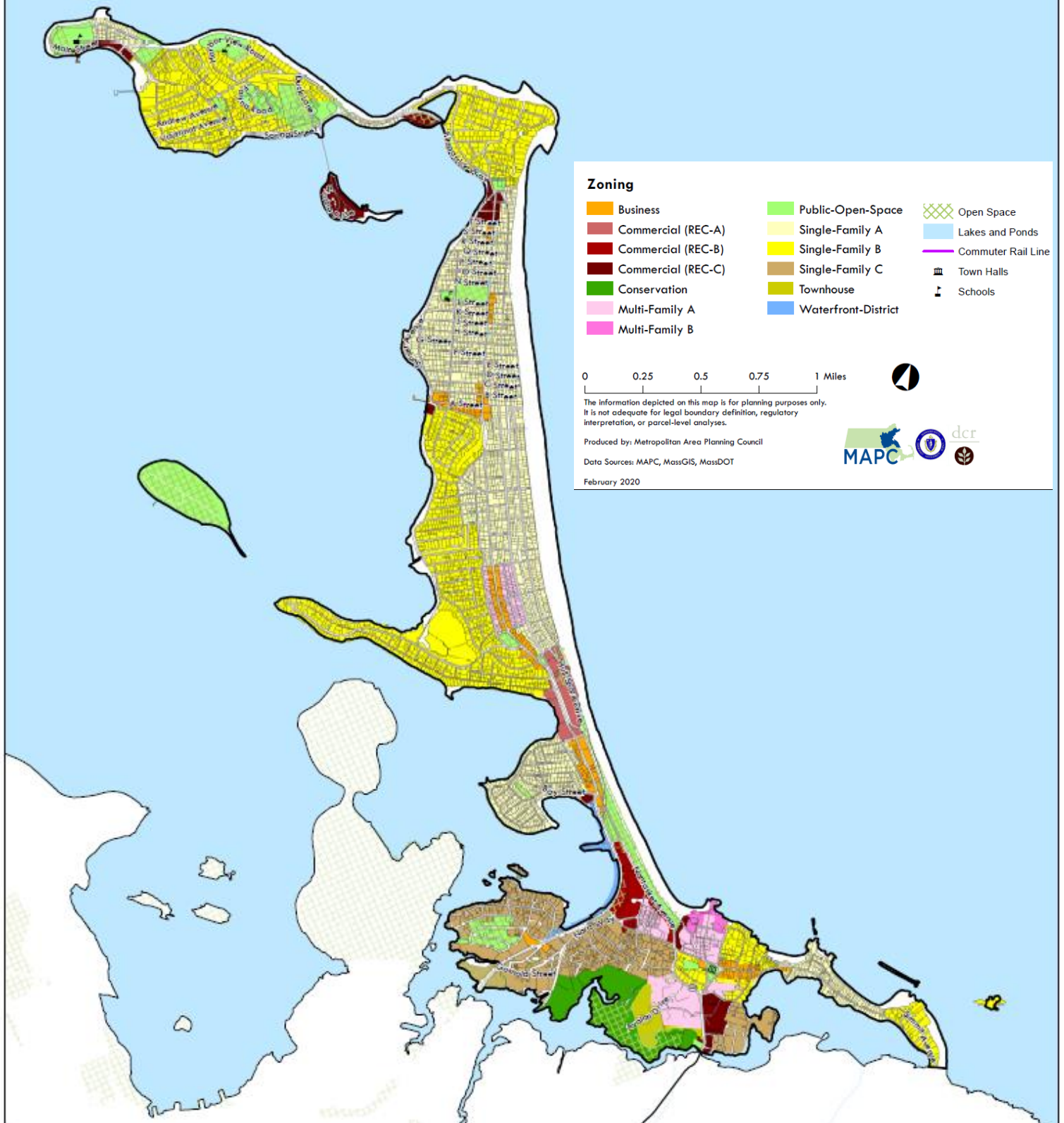
**TOTAL BUILDING PERMITS
HULL & COMPARISON COMMUNITIES 1980-2018**
SOURCE: CENSUS BUILDING PERMIT SURVEY



**BUILDING PERMITS BY TYPE
HULL & COMPARISON COMMUNITIES 2010-2018**
SOURCE: CENSUS BUILDING PERMIT SURVEY



Zoning



Open Space and Town Owned Land

